

**CALENDAR ITEM
C45**

A 50
S 27

12/17/14
W 24665
D. Simpkin

**CONSIDER ACCEPTANCE OF AN OFFER OF DEDICATION
OF LATERAL ACCESS EASEMENT**

PARTY THAT RECORDED OFFER OF DEDICATION:

Alan V. Ruzicka and Sherry Ann Ruzicka

PARTY TO ACCEPT EASEMENT:

California State Lands Commission

INTERESTED PARTY:

California Coastal Commission

BACKGROUND:

Since the adoption of the Constitution of California of 1879, access to California's public trust waterways has been a mandated responsibility of State government. The vast majority of the hundreds of title settlement agreements the State Lands Commission (Commission) has entered into since its inception in 1938 have included the provision of public access to the waterways involved.

In the 1960's, an organization with the acronym COAAST (Citizens Organized to Acquire Access to State Tidelands) began a "Save the Coast" campaign that eventually resulted in the adoption of Proposition 20 by the State's voters in 1972. Since the Legislature's passage of the Coastal Act in 1976, more than 1,500 offers to dedicate (OTDs) public access easements, both vertical and lateral (i.e., to and along the coast), have been made involving California's 1,100-mile coastline.

These OTDs were formally made and recorded by property owners as a condition of approval of permits to develop within the Coastal Zone. These OTDs have a 21-year life from the date of recording and will expire if not formally accepted by a public agency within that time period.

The OTDs were required to ensure protection of existing public rights of use and to mitigate and compensate for the impacts to public access caused by development. In many cases, the location of the boundary between the privately-owned uplands and the publicly-owned tidelands is unsettled. Furthermore, the public may have acquired rights of use through the doctrine of implied dedication and have rights of recreational use in any area subject to the public easement in navigable waters. Therefore, these OTDs

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may describe and include areas already having public rights of use or public ownership. Acceptance by the Commission of the OTDs does not change the nature of the existing rights, but removes any question of the public's right of use of the area described.

The California Coastal Commission has requested that the State Lands Commission review and, where appropriate, accept OTDs of lateral access easements involving sandy beach areas lying adjacent to tidelands managed by the Commission. Commission staff is involved in an ongoing process with the Coastal Commission to analyze the OTDs and determine which offers the Commission should accept.

The Commission has already authorized the acceptance of more than 250 OTDs along the coast of California since April 1991, the majority of which are located in the Malibu area of Los Angeles County.

The Commission's liability for holding these lateral parcels is limited by section 831.2 of the Government Code, which provides that a public entity is not liable for injury caused by a natural condition of any unimproved public property. There should be no maintenance and little management required for these easements because of the lack of improvements on the parcels and because the easements simply provide the public with the right to access and use the beach.

OTDs generally involve sandy beach areas lying between the private structure built on the upper beach and the tidelands which are already State-owned and under the Commission's jurisdiction. Therefore, these areas are not only appurtenant to the Commission's existing area of ownership and jurisdiction, but are, for all practical public use purposes, integral to it. Staff reviewed the offer of the property interest shown on the attached Exhibit B and recommends approval.

OTHER PERTINENT INFORMATION:

1. The Coastal Development Permit (No. 09-038) that required the OTD at 21070 Pacific Coast Highway as a condition was approved on June 7, 2011 by the City of Malibu. Alan V. Ruzicka and Sherry Ann Ruzicka recorded the Irrevocable Offer to Dedicate Public Access Easement and Declaration of Restrictions on October 22, 2013, as Document No. 20131512280, Official Records of Los Angeles County. The OTD expires on October 21, 2034.
2. The staff recommends that the Commission find that the subject acceptance of an offer of dedication does not have a potential for resulting in either a direct or a reasonably foreseeable indirect physical change in the environment, and is, therefore, not a project in accordance with the California Environmental Quality Act (CEQA).

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Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, sections 15060, subdivision (c)(3), and 15378.

EXHIBITS:

- A. Site and Location Map
- B. Property Information

RECOMMENDED ACTION:

It is recommended that the Commission:

CEQA FINDING:

Find that the subject acceptance of an offer of dedication is not subject to the requirements of CEQA pursuant to California Code of Regulations, Title 14, section 15060, subdivision (c)(3), because the subject activity is not a project as defined by Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378.

AUTHORIZATION:

Approve and authorize the acceptance of the Irrevocable Offer to Dedicate Public Access Easement recorded on October 22, 2013, as Document No. 20131512280, Official Records of Los Angeles County. Authorize the execution, acknowledgment, and recordation of the acceptance and consent to record on behalf of the California State Lands Commission, in substantially the form of the copy of such document on file in the Sacramento office of the Commission.



EXHIBIT A

TS 09/17/14

W 24665
 21070 PACIFIC COAST HIGHWAY,
 MALIBU LOS ANGELES COUNTY

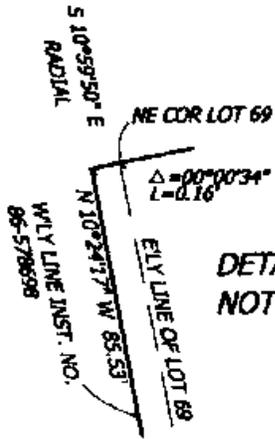
CALIFORNIA STATE
 LANDS COMMISSION



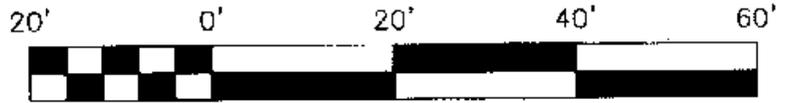
EXHIBIT "C-2"

CSLC
EXHIBIT B-1
W 24665

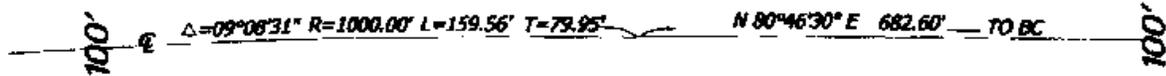
NOTE:
THE SOUTHERN BOUNDARY OF THE EASEMENT
AREA AT THE MEAN HIGH TIDE LINE IS
AMBULATORY AND IS DESCRIBED/DEPICTED FOR
REFERENCE ONLY.



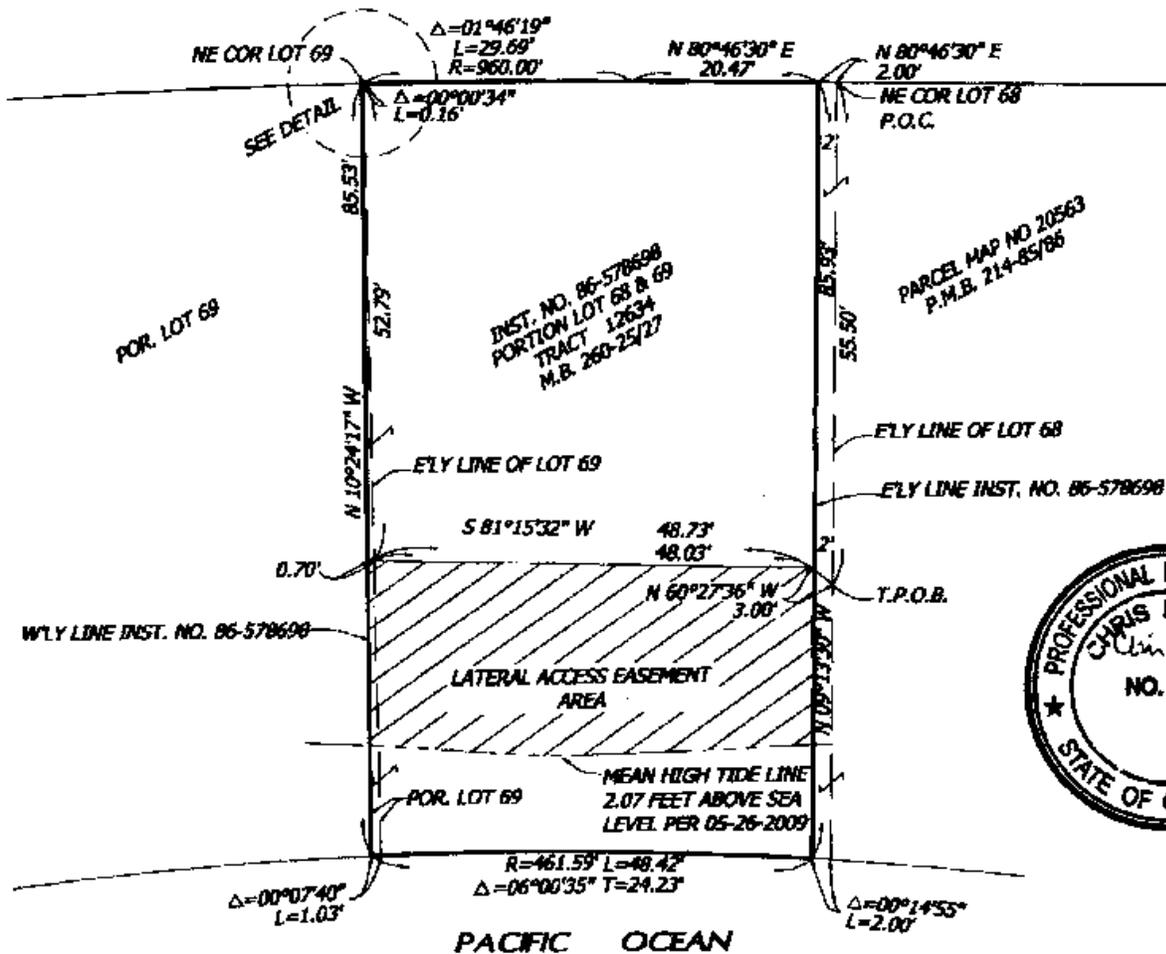
DETAIL
NOT TO SCALE



SCALE: 1" = 20'



40' PACIFIC COAST HIGHWAY 40'



61-21-17

EXHIBIT "C-1"
PUBLIC LATERAL ACCESS EASEMENT

THAT PORTION OF LOTS 68 AND 69 OF TRACT 12634, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP IN BOOK 260, PAGES 25 TO 27, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING SOUTHWESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 68, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT, 55.50 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY FACE OF A BULKHEAD WALL, SIX (6) FEET TALL, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING;

THENCE, ALONG SAID SOUTHWESTERLY FACE, NORTH 60°27'36" WEST, A DISTANCE OF 3.00 FEET TO AN ANGLE POINT IN SAID WALL; THENCE ALONG THE SOUTHERLY FACE OF SAID WALL, SOUTH 81°15'32" WEST, A DISTANCE OF 48.03 FEET TO A POINT IN THE EAST LINE OF SAID LOT 69, SAID POINT ALSO BEING 52.79 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 69; THENCE CONTINUING ALONG SAID FACE, SOUTH 81°15'32" WEST, A DISTANCE OF 0.70 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN THAT GRANT DEED RECORDED SEPTEMBER 17, 1985 AS INSTRUMENT NO. 86-578698, RECORDS OF SAID COUNTY, AND THE WESTERLY TERMINUS OF THE ABOVE DESCRIBED LINE.

EXCEPT THE EASTERLY 2.00 FEET OF SAID LOT 68.

ALSO EXCEPT THEREFROM ANY PORTION LYING SOUTHERLY OF THE MEAN HIGH TIDE LINE.

NOTE: THE SOUTHERN BOUNDARY OF THE EASEMENT AREA AT THE MEAN HIGH TIDE LINE IS AMBULATORY AND IS DESCRIBED/DEPICTED FOR REFERENCE ONLY.

Chris D. Nelson 12/14/2012
Chris D. Nelson, PLS 6385 Dated

